

## Colin Ens Funk

---

**From:** RMO <RMO@nvca.on.ca>  
**Sent:** July 18, 2025 10:32 AM  
**To:** Clearview Planning Team  
**Subject:** Re: Clearview Committee of Adjustment Notice of Hearing - August 13, 2025

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Good morning Colin & Planning Team,

I've reviewed the properties 1583 Concession 10 South, 7972 Highway 26 and 2616 Fairgrounds Road South against the policies of Source Water Protection under the Clean Water Act. There are no policies that apply, therefore, I have no concerns.

Thank you,

**Sheri Steinginga** (she/her)  
**Source Water Coordinator**  
**Risk Management Official/Inspector Township of Clearview**  
**c/o Nottawasaga Valley Conservation Authority**  
8195 8<sup>th</sup> Line, Utopia, ON L0M 1T0  
T 705-424-1479, ext. 267  
[ssteinginga@nvca.on.ca](mailto:ssteinginga@nvca.on.ca) | [nvca.on.ca](http://nvca.on.ca)

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender and destroy all copies of the original message.

---

**From:** Clearview Planning Team <plan@clearview.ca>  
**Sent:** July 17, 2025 8:28 PM  
**To:** Todd Patton <tpatton@clearview.ca>; Dan White <dwhite@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmkey <shelmkey@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Kent McDonald <kjmcDonald@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; 'dmowat@alderville.ca' <dmowat@alderville.ca>; 'consultation@alderville.ca' <consultation@alderville.ca>; 'bfnconsultation@chimnissing.ca' <bfnconsultation@chimnissing.ca>; 'keithk@curvelake.ca' <keithk@curvelake.ca>; 'paigew@curvelake.ca' <paigew@curvelake.ca>; 'consultation@curvelake.ca' <consultation@curvelake.ca>; 'natasha.charles@georginaisland.com' <natasha.charles@georginaisland.com>; 'donna.bigcanoe@georginaisland.com' <donna.bigcanoe@georginaisland.com>; 'dbickell@ramafirstnation.ca' <dbickell@ramafirstnation.ca>; 'consultation@ramafirstnation.ca' <consultation@ramafirstnation.ca>; 'environmentoffice@saugeenonijibwaynation.ca' <environmentoffice@saugeenonijibwaynation.ca>; 'consultations@wendake.ca' <consultations@wendake.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; 'greggarratt63@gmail.com'

<greggarratt63@gmail.com>; 'k.a.sandy-mckenzie@rogers.com' <k.a.sandy-mckenzie@rogers.com>; Planning Dept <Planning@nvca.on.ca>; RMO <RMO@nvca.on.ca>; 'Planning.notices@simcoe.ca' <Planning.notices@simcoe.ca>; 'chris.doherty@simcoe.ca' <chris.doherty@simcoe.ca>; 'corey.rice@simcoe.ca' <corey.rice@simcoe.ca>; 'LPUConsents@mpac.ca' <LPUConsents@mpac.ca>; 'willy.behrens@canadapost.postescanada.ca' <willy.behrens@canadapost.postescanada.ca>; 'nec@ontario.ca' <nec@ontario.ca>; 'Christine.Bushey@smdhu.org' <Christine.Bushey@smdhu.org>; 'chyde@smcdsb.on.ca' <chyde@smcdsb.on.ca>; 'planningdept@smcdsb.on.ca' <planningdept@smcdsb.on.ca>; 'kkirton@scdsb.on.ca' <kkirton@scdsb.on.ca>; 'kbartmann@scdsb.on.ca' <kbartmann@scdsb.on.ca>; 'cnunes@scdsb.on.ca' <cnunes@scdsb.on.ca>; 'sclee@scdsb.on.ca' <sclee@scdsb.on.ca>; 'planninganddevelopment@bell.ca' <planninganddevelopment@bell.ca>; 'municipalplanning@enbridge.com' <municipalplanning@enbridge.com>; 'LandUsePlanning@HydroOne.com' <LandUsePlanning@HydroOne.com>; 'tburrell@epcor.com' <tburrell@epcor.com>; 'mmehta@epcor.com' <mmehta@epcor.com>; 'jwilson@epcor.com' <jwilson@epcor.com>; 'simcoecirculations@rci.rogers.com' <simcoecirculations@rci.rogers.com>; 'executivevp.lawanddevelopment@opg.com' <executivevp.lawanddevelopment@opg.com>; 'Colin.Mulrenin@ontario.ca' <colin.mulrenin@ontario.ca>; 'amjad.zahir@ontario.ca' <amjad.zahir@ontario.ca>; 'NoticeReview@infrastructureontario.ca' <NoticeReview@infrastructureontario.ca>; 'ARAApprovals@ontario.ca' <ARAApprovals@ontario.ca>

**Cc:** Lori Kennedy <lkennedy@clearview.ca>; Clearview Planning Team <plan@clearview.ca>; Chuck Arrand <clutchpet@gmail.com>; Councillor Robert McArthur <rmcarthur@clearview.ca>; Gord Zeggil <zeggilfamily@hotmail.com>; Ken Walker <walkerkr7@gmail.com>; Marc Royal <marcproyal@gmail.com>

**Subject:** Clearview Committee of Adjustment Notice of Hearing - August 13, 2025

Good afternoon,

Please find attached the notice of hearing for the June 11, 2025 Committee of Adjustment Meeting. Please return comments to [plan@clearview.ca](mailto:plan@clearview.ca) by **Wednesday, July 30**.

The following applications will be heard at the meeting:

- [Consent 25-B07](#) for lands known as 1583 Concession 10 South
  - This is a severance of one parcel from 1583 Concession 10 S to be added to 1491 Concession 10 S, to add land to the Bruce Trail Conservancy.
  - Please note I have attached a letter and site plan to provide further details for your review.
- [Consent 25-B08](#) for lands known as 7972 Highway 26
  - This is a severance of one parcel from 7972 Highway 26 to be added to 8012 Highway 26.
  - Please note I have attached a letter and pair of surveys to provide further details for your review.
- [Minor Variance 25-A11](#) for lands known as 2616 Fairgrounds Road South
  - This is a variance to permit a private tutor/instructor as a home industry in an existing accessory building.
  - Please note I have attached the site plan, barn plans, and cluster site plan to provide further details for your review. We received a detailed submission for this application, so if you would like to see the Cover Letter, Trails Map, GFA measurements, Property Survey, or Septic information, please let me know.

Best,  
Colin

**Colin Ens Funk**, BES (they/them)  
Secretary-Treasurer, Committee of Adjustment  
Township of Clearview  
705-428-6230 ext. 238



*CONFIDENTIALITY NOTICE: This e-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and permanently delete this email.*

## Colin Ens Funk

---

**From:** Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>  
**Sent:** July 21, 2025 10:50 AM  
**To:** Clearview Planning Team  
**Subject:** RE: Clearview Committee of Adjustment Notice of Hearing - August 13, 2025

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Hello Colin

**1583 Concession 10 South:** No MTO comments/concerns

**2616 Fairgrounds Road South:** No MTO comments/concerns

### MTO Planning Comments – 7972 Highway 26 (Severance to 8012 Highway 26)

MTO has **no objection** to the proposed severance and lot addition, as it does not involve new structures or changes to highway access.

#### Conditions:

- No new direct access to Highway 26 is permitted as a result of this severance.
- Any future entrance, grading, or drainage work within MTO's permit control area will require MTO review and approval.
- If signage visible from Highway 26 is proposed, a **Sign Permit** may be required.

### Amjad Zahir | Corridor Management Planner (East)

Highway Corridor Management Section | Central Operations | Ministry of Transportation

Telephone: 437-925-8232 | Email: [amjad.zahir@ontario.ca](mailto:amjad.zahir@ontario.ca)



---

**From:** Clearview Planning Team <plan@clearview.ca>

**Sent:** Thursday, July 17, 2025 4:28 PM

**To:** Todd Patton <tpatton@clearview.ca>; Dan White <dwhite@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmkay <shelmkey@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Kent McDonald <kjmcDonald@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; 'dmowat@alderville.ca' <dmowat@alderville.ca>; 'consultation@alderville.ca' <consultation@alderville.ca>; bfnconsultation <bfnconsultation@chimnissing.ca>; 'keithk@curvelake.ca' <keithk@curvelake.ca>; paigew <paigew@curvelake.ca>; 'consultation@curvelake.ca' <consultation@curvelake.ca>; 'natasha.charles@georginaisland.com' <natasha.charles@georginaisland.com>;

donna.bigcanoe <donna.bigcanoe@georginaisland.com>; dbickell <dbickell@ramafirstnation.ca>; consultation <consultation@ramafirstnation.ca>; 'environmentoffice@saugeenonijibwaynation.ca' <environmentoffice@saugeenonijibwaynation.ca>; consultations <consultations@wendake.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; 'greggarratt63@gmail.com' <greggarratt63@gmail.com>; k.a.sandy-mckenzie <k.a.sandy-mckenzie@rogers.com>; 'planning@nvca.on.ca' <planning@nvca.on.ca>; 'RMO@nvca.on.ca' <RMO@nvca.on.ca>; 'Planning.notices@simcoe.ca' <Planning.notices@simcoe.ca>; 'chris.doherty@simcoe.ca' <chris.doherty@simcoe.ca>; 'corey.rice@simcoe.ca' <corey.rice@simcoe.ca>; 'LPUConsents@mpac.ca' <LPUConsents@mpac.ca>; 'willy.behrens@canadapost.postescanada.ca' <willy.behrens@canadapost.postescanada.ca>; Niagara Escarpment Commission (MNR) <nec@ontario.ca>; Bushey, Christine <Christine.bushey@smdhu.org>; Christine Hyde <chyde@smcdsb.on.ca>; 'planningdept@smcdsb.on.ca' <planningdept@smcdsb.on.ca>; Kirton, Katie <kkirton@scdsb.on.ca>; 'kbartmann@scdsb.on.ca' <kbartmann@scdsb.on.ca>; Nunes, Carina <cnunes@scdsb.on.ca>; Clee, Sandy <sclee@scdsb.on.ca>; 'planninganddevelopment@bell.ca' <planninganddevelopment@bell.ca>; 'municipalplanning@enbridge.com' <municipalplanning@enbridge.com>; 'LandUsePlanning@HydroOne.com' <LandUsePlanning@HydroOne.com>; 'tburrell@epcor.com' <tburrell@epcor.com>; 'mmehta@epcor.com' <mmehta@epcor.com>; 'jwilson@epcor.com' <jwilson@epcor.com>; 'simcoecirculations@rci.rogers.com' <simcoecirculations@rci.rogers.com>; 'executivevp.lawanddevelopment@opg.com' <executivevp.lawanddevelopment@opg.com>; Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>; Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>; 'NoticeReview@infrastructureontario.ca' <NoticeReview@infrastructureontario.ca>; ARA Approvals (MNR) <ARAApprovals@ontario.ca>  
**Cc:** Lori Kennedy <lkennedy@clearview.ca>; Clearview Planning Team <plan@clearview.ca>; Chuck Arrand <clutchpet@gmail.com>; Councillor Robert McArthur <rmcarthur@clearview.ca>; Gord Zeggil <zeggilfamily@hotmail.com>; Ken Walker <walkerkr7@gmail.com>; Marc Royal <marcproyal@gmail.com>  
**Subject:** Clearview Committee of Adjustment Notice of Hearing - August 13, 2025

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good afternoon,

Please find attached the notice of hearing for the June 11, 2025 Committee of Adjustment Meeting. Please return comments to [plan@clearview.ca](mailto:plan@clearview.ca) by **Wednesday, July 30**.

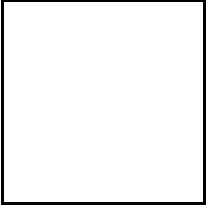
The following applications will be heard at the meeting:

- [Consent 25-B07](#) for lands known as 1583 Concession 10 South
  - This is a severance of one parcel from 1583 Concession 10 S to be added to 1491 Concession 10 S, to add land to the Bruce Trail Conservancy.
  - Please note I have attached a letter and site plan to provide further details for your review.
- [Consent 25-B08](#) for lands known as 7972 Highway 26
  - This is a severance of one parcel from 7972 Highway 26 to be added to 8012 Highway 26.
  - Please note I have attached a letter and pair of surveys to provide further details for your review.
- [Minor Variance 25-A11](#) for lands known as 2616 Fairgrounds Road South
  - This is a variance to permit a private tutor/instructor as a home industry in an existing accessory building.
  - Please note I have attached the site plan, barn plans, and cluster site plan to provide further details for your review. We received a detailed submission for this application, so if you would like to see the Cover Letter, Trails Map, GFA measurements, Property Survey, or Septic information, please let me know.

Best,

Colin

**Colin Ens Funk**, BES (they/them)  
Secretary-Treasurer, Committee of Adjustment  
Township of Clearview  
705-428-6230 ext. 238  
[cofa@clearview.ca](mailto:cofa@clearview.ca)



*CONFIDENTIALITY NOTICE: This e-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and permanently delete this email.*



# Memorandum

---

<b>Date:</b>	28 August 2025	<b>Project No:</b>	2025-037 - 25-A11
<b>Status:</b>	<input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final	<input type="checkbox"/> Confidential	<input type="checkbox"/> Internal Use Only
<b>To:</b>	Secretary-Treasurer	<b>Dept:</b>	Planning
<b>From:</b>	Christine Taggart	<b>Dept:</b>	Public Works
<b>Subject:</b>	<b>Committee of Adjustment Applications</b> Minor Variance 25-A11		

---

## Minor Variance 25-A11 – 2616 Fairgrounds Road South

Public Works Engineering staff provide the following comments:

1. Public Works will require the submission of a Functional Servicing Brief (FSB), prepared by a qualified engineer, demonstrating appropriate service to support the development and which shall also address the following items to the satisfaction of the Township:
  - a) Water and Sanitary Calculations including Fire Flows calculations using FUS for the worst-case scenario.
  - b) Site Servicing
    - Demonstrate the adequacy of existing private services to service the proposed use.
    - The septic system is reviewed by the Building Department. However, confirm that the existing design is appropriate for the loadings of this particular use and volume; standard residential style design may not be adequate. Show offsets from the septic tank to nearest building, nearest property line, and private well.
    - Confirm the existing well has sufficient capacity to support the proposed use.

- c) Grading & Drainage Plan to confirm compliance with the Township Engineering Standards and to confirm that any proposed or completed works meet grading and drainage requirements.
  - d) Traffic Brief/Opinion along with identifying on the Site Plan the fire route through the site.
  - e) Lighting/illumination Plan (as applicable/determined by Applicant's engineers and specialists). Lighting Design and photometric analysis demonstrates that all lighting levels are zero at the property line. All lights to be dark sky compliant.
2. Site Plan showing at a minimum the following information:
- Plans showing the location of all buildings and structures erected or to be erected and showing the location of all facilities and works to be provided in conjunction therewith.
  - Snow storage area and calculations shall be shown on the Site Plan. Snow storage areas cannot occupy parking areas required for zoning compliance.
  - Autoturn swept path analysis shall be shown on the Site Plan or Civil drawings.
  - Conformance to AODA including accessible parking spots and sidewalk widths, sidewalk ramps with drop curb and plates (as applicable), grades appropriate for mobility devices, etc. shall be shown on the Site Plan or Civil drawings. Reference AODA, Townships Facility Accessibility Design Standards and Township Engineering Standards for design.
  - Provide details on the Site Plan and/or Engineering drawings related to drive aisle location, aisle width, surface treatment, emergency vehicle routes.
3. Any work in the Township's right of way to be restored to equal or better condition. This shall be reflected on the drawings and stated in the notes. Provide restoration details.
4. Design and construction shall be in accordance with the most current version of the Township of Clearview Engineering Standards, MECP Guidelines, OPSS, Ontario Building Code, and all other standards as applicable. Reference applicable standards for design.
5. The applicant shall enter into an agreement (development and/or site plan) with the Township that will be registered on the title of the property implementing all requirements of the Public Works Department to the satisfaction of the Township Public Works Department. The applicant shall be responsible for all associated costs in accordance with the Township's Fee and Charges By-law 25-01, as amended.
6. Cost for the Township review of Engineering-related matters will be paid for in full by the applicant. Payment of peer review invoices remitted from the Township shall be paid by the applicant throughout the process.



7. Public Works/Engineering Staff reserve the right to provide further comments as the Application proceeds through the Planning Approval process. Provide any additional reports or drawings as recommended by Applicant's engineers and specialists to support a complete submission.

Sincerely,

**Christine Taggart**

Development Technologist

Clearview Township

(705) 428-6230 ext. 269

[ctaggart@clearview.ca](mailto:ctaggart@clearview.ca)